

Paul Thomas
490 104th Lane NW
Coon Rapids, MN 55448
PN # 24-31-24-31-0062



I Paul Thomas wish to object to the citations for no Rental License. I have retained residency at this property since I purchased it Dec 17, 2002. I retained the property through my divorce and have remained in the property since. My ex-wife Angela Thomas, has provided a letter of affirmation. Communications for the assessment were sent to her new registered address and did not find their way to me. While I was on a volunteer teaching opportunities abroad, my brother and his family stayed in my home. I have since returned and still reside in my home with my son. Please review these assessments.

Enclosed documentation:

CenterPoint Letter of Credit – see service update Feb 23, 2010.

Changed service from Paul and Angela Thomas to Paul Thomas.

Letter of affirmation – Angela Thomas

Thank you for your consideration

Paul Thomas

Subject: CenterPoint Letter of Credit - CenterPoint Energy
From: noreply@centerpointenergy.com (center_point_energy@xmr3.com)
To: pal
Date: Tuesday, October 14, 2014 9:27 AM

FN#

24-31-24-31-0062

Pg 1 of 2

Contact Us



Customer Notification: CenterPoint Letter of Credit

October 14, 2014

RE: CenterPoint Letter of Credit
Account: 8
Service address: 490 104TH LN NW
COON RAPIDS, MN 55448-4998

Dear PAUL THOMAS,

Thank you for choosing CenterPoint Energy as your natural gas provider. The following information is furnished according to your request.

Our records show that you have had service at the subject address from February 23, 2010 to present. During the last twelve months your account was paid in the following manner:

- * Paid on or before the due date: 04 times
- * Paid after the due date: 08 times
- * Mailed 00 Shut-off notices

CenterPoint Energy is committed to providing you with quality customer service. If you have any questions, please feel free to contact us at www.CenterPointEnergy.com/about/contact or via telephone at 612-372-4727.

Sincerely,

CenterPoint Energy
612-372-4727
www.CenterPointEnergy.com

PN#

24-31-24-31-0062

Pg 2 of 2

CRD.LOC1-130724

PLEASE DO NOT REPLY TO THIS EMAIL - REPLIES TO THIS MAILBOX ARE NOT MONITORED

This email was sent to: paulthomas3@yahoo.com

Please click [here](#) to update your preferences via My Account or contact customer service at 612-372-4727 during normal business hours.

This email was sent by: CenterPoint Energy, P O Box 4567, Houston, TX 77210-4567, United States

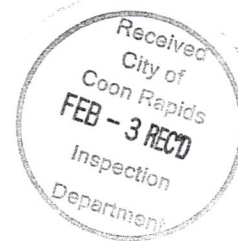
We respect your right to privacy. Click [here](#) to view our privacy policy.



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PN#

24-31-24-31-0062



October 10, 2014

City of Coon Rapids/Anoka County:

This letter is to serve as affirmation that I, Angela Thomas, moved o
NW, Coon Rapids in May of 2007. Paul Thomas continued occupyin
Please let me know if you need additional information.

Thank you kindly,

Angela Thomas (formerly Zulkosky)

as received



Property Report

Report Date: 2/17/2015

PROPERTY ADDRESS: 490 104TH LN

PIN: 243124310062

Work Order #55603

Rental Complaint

OPEN

| Task Name | Projected Start | Actual Start | Assigned To | COMMENTS |
|---------------------|-----------------|--------------|-------------------|--|
| INFORMATION SENT | | 1/9/14 | POSCH, MICHELLE | LETTER/PACKET - STAFF COMPLT |
| RENTAL VIOLATION | 2/3/14 | 4/1/14 | POSCH, MICHELLE | \$500 NO LICENSE - STAFF COMPLT - no change |
| ASSESSMENT | | 4/1/14 | POSCH, MICHELLE | \$500 assessed for no license from 2/3/2014 |
| RENTAL VIOLATION | 5/1/14 | | POSCH, MICHELLE | \$1000 no license |
| ASSESSMENT | | 6/10/14 | DRABCZAK, LEYA | 1000.00 fee to finance for no rental license. |
| RENTAL VIOLATION | | 6/17/14 | DRABCZAK, LEYA | 2000.00 admin fine sent to owner |
| ASSESSMENT | | 8/14/14 | DRABCZAK, LEYA | NO RESPONSE FROM OWNER 2000.00 ADMIN FINE FORWARDED TO FINANCE DEPT., |
| RENTAL VIOLATION | | 8/14/14 | DRABCZAK, LEYA | DWELLING STILL OCCUPIED 2000.00 ADMIN FINE LETTER SENT WITH 9/15/2014 COMPLIANCE DATE |
| INSPECTION 1 | | 9/25/14 | DRABCZAK, LEYA | property still occupied. |
| ASSESSMENT | | 9/29/14 | DRABCZAK, LEYA | 2000.00 admin fine forwarded to finance dept. |
| RENTAL VIOLATION | | 9/29/14 | DRABCZAK, LEYA | 2000.00 admin fine for no rental license on 4bb1 parcel occupied. owners address listed in st paul no response from owner on previous violations, |
| COMMUNICATE W OWNER | | 10/9/14 | SMALL, MATT | Phone discussion with owner, owner divorced in Oct 2013 and lives in home part time w/ brother. No contact from owner until 10.8.14 Advised owner to update tax classification and ownership information. Updated owner contact information. |
| INFORMATION | | 10/31/14 | SMALL, MATT | Owner has updated county tax information, but still classified as a non-homestead property. Information gathered and case referred to Kristin D. |
| COMMUNICATE W OWNER | | 1/7/15 | DEGRANDE, KRISTIN | Called and left owner Paul a vm (6) indicating he has until February 3rd to appeal his pending assessments. |
| COMMUNICATE W OWNER | | 1/20/15 | DEGRANDE, KRISTIN | Called and left another vm for owner about option to appeal (since I hadn't heard back from him after last vm). |
| COMMUNICATE W OWNER | | 1/22/15 | DEGRANDE, KRISTIN | Owner Paul called back and left a vm - he wants to appeal and needs more direction on how to do that. I returned call and left vm with specifics on how to appeal and 2/3/15 deadline. |
| APPEAL - BOA | | 2/3/15 | HINTZE, CINDY | appeal received from Paul Thomas |

Report Date: 2/17/2015

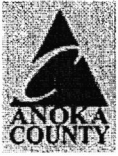
PIN: 243124310062

PROPERTY ADDRESS: 490 104TH LN

Files attached to this work order:

\WorkOrder\55603\20140109110952042.pdf
\WorkOrder\55603\490 104th ln license violation 08132014.pdf
\WorkOrder\55603\20140401144749745.pdf
\WorkOrder\55603\490 104th ln 1k admin fine 06172014.pdf

End of Report for 490 104TH LN



Welcome to the Web site of

Anoka County
 Minnesota

55003

Property Details

Parties

| | | | |
|-------------|------------------|---------------|--|
| Property ID | 24-31-24-31-0062 | Situs Address | 490 104TH LN NW , COON RAPIDS, MN 55448-0000 |
|-------------|------------------|---------------|--|

| Parties | | | | | |
|------------------|---------|------------------------|---|------------|---------|
| Role | Percent | Name | Address | Since | To |
| Mortgage Company | 100.00 | OCWEN FEDERAL BANK FSB | 1665 PALM BEACH BLVD #5B, WEST PALM BEACH, FL 33401 UNITED STATES | 08/27/2013 | Current |
| Owner | 100.00 | ANGELA L THOMAS | 1187 MCKNIGHT RD S, SAINT PAUL, MN 55119 | 04/23/2013 | Current |
| Owner | 100.00 | PAUL A THOMAS | 1187 MCKNIGHT RD S, SAINT PAUL, MN 55119 | 04/23/2013 | Current |
| Taxpayer | 100.00 | ANGELA L THOMAS | 1187 MCKNIGHT RD S, SAINT PAUL, MN 55119 | 04/23/2013 | Current |

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Version 1.0.4581.14247



Welcome to the Web site of

Anoka County
 Minnesota

Property Details

Summary

| General Information | |
|--------------------------------|---|
| Property ID | 24-31-24-31-0062 |
| Tax Year | 2013 |
| Situs Address | 490 104TH LN NW , COON RAPIDS, MN 55448-0000 |
| Property Description | THAT PRT OF LOT 26 BLK 4 FORESTWOOD LYG SELY OF FOL DESC LINE: BEG AT A PT ON SWLY LINE OF SD LOT 26 100 FT NWLY OF MOST SLY COR THEREOF (AS MEAS ALG SD SWLY LINE) TH N 34 DEG 13 MIN 49 SEC E 123.16 FT +OR- TO INTER/W A PT ON NELY LINE OF SD LOT 26 17.35 FT NWLY OF MOST NLY COR OF LOT 25 OF SD BLK 4 (AS MEAS ALG SD NELY LINE OF LOT 26) & THERE TERM (ASSD BRG OF SD SWLY LINE OF LOT 26 IS N 57 DEG 31 MIN 10 SEC W) SUBJ TO EASE OF REC |
| Linked Property Group Position | |
| Status | Active |
| Abstract/Torrens | Abstract |

| Property Classification | |
|-------------------------|--|
| Tax Year | Classification |
| 2014 | 4BB1-Residential Non-Homestead single unit |
| 2013 | 4BB1-Residential Non-Homestead single unit |

| Property Characteristics | |
|--------------------------|-----------------|
| Lot Size | N17*147*100*123 |
| Year Built | 1982 |

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

| Tax District Information | |
|---------------------------------|------------------------------------|
| City Name | COON RAPIDS |
| Watershed | COON CREEK WATERSHED |
| School District Number and Name | ANOKA-HENNEPIN SCHOOL DISTRICT #11 |

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January 09, 2014

PAUL AND ANGELA THOMAS
1187 MCKNIGHT RD S
ST PAUL, MN 55119

**RE: 490 104TH LN
PIN: 243124310062**

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non/homestead property with Anoka County and is occupied by someone other than the owner. A relative homestead must be registered with Anoka County as such. This property is not a registered relative homestead and has a nonhomestead status.** If your property is owner occupied please contact Anoka County and change the classification at 763-323-5400. If the property has been sold please show proof by submitting a copy of you HUD Settlement Statement.

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and other information.

COMPLIANCE DATE: 2/3/2014

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 55603



Rental License Violation and Administrative Fine

April 01, 2014

PAUL AND ANGELA THOMAS
1187 MCKNIGHT RD S
ST PAUL, MN 55119



Address: **490 104TH LN**
COON RAPIDS, MN 55448
PIN #: 243124310062

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

| Address | Compliance Date | City Code | Fine Amount |
|--------------|-----------------|-------------------------------------|-------------|
| 490 104TH LN | 5/01/2014 | 12-903(1) - Rental License Required | \$1000 |

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#55603

Charge



Rental License Violation and Administrative Fine

June 17, 2014

PAUL AND ANGELA THOMAS
1187 MCKNIGHT RD S
ST PAUL, MN 55119

Address: **490 104TH LN**
COON RAPIDS, MN 55448

File # 55603

PIN #: 243124310062

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

| Address | Compliance Date | City Code | Fine Amount |
|--------------|-----------------|-------------------------------------|-------------|
| 490 104TH LN | 7/18/2014 | 12-903(1) - Rental License Required | \$2000 |

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
763-767-6573 fax
ldrabczak@coonrapidsmn.gov



Rental License Violation and Administrative Fine

August 13, 2014

PAUL AND ANGELA THOMAS
1187 MCKNIGHT RD S
ST PAUL, MN 55119

Address: **490 104TH LN**
COON RAPIDS, MN 55448

File # 55603

PIN #: 243124310062

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

| Address | Compliance Date | City Code | Fine Amount |
|--------------|-----------------|-------------------------------------|-------------|
| 490 104TH LN | 9/15/2014 | 12-903(1) - Rental License Required | \$2000 |

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
763-767-6573 fax
ldrabczak@coonrapidsmn.gov